

090.0

0005

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

624,800 /

624,800

USE VALUE:

624,800 /

624,800

ASSESSED:

624,800 /

624,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MARTIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ZHU RICHARD GANG	
Owner 2: HUANG YINGHONG	
Owner 3:	

Street 1: 75 ALBERT AVE

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry: Own Occ: N

Postal: 02478 Type:

PREVIOUS OWNER

Owner 1: FANDEL PETER A/ETAL -

Owner 2: FANDEL CORRINE J -

Street 1: 15 MARTIN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 3,391 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1360 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3391		Sq. Ft.	Site		0	70.	1.54	5									365,210						365,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		3391.000	259,600		365,200	624,800				
Total Card		0.078	259,600		365,200	624,800	Entered Lot Size			
Total Parcel		0.078	259,600		365,200	624,800	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	459.41	/Parcel: 459.4	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
090.0-0005-0010.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	259,700	0	3,391.	365,200	624,900	624,900
2019	101	FV	228,800	0	3,391.	370,400	599,200	599,200
2018	101	FV	228,800	0	3,391.	276,500	505,300	505,300
2017	101	FV	228,800	0	3,391.	250,400	479,200	479,200
2016	101	FV	228,800	0	3,391.	240,000	468,800	468,800
2015	101	FV	223,100	0	3,391.	203,500	426,600	426,600
2014	101	FV	223,100	0	3,391.	193,000	416,100	416,100
2013	101	FV	223,100	0	3,391.	183,600	406,700	406,700

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FANDEL PETER A/		33955-382		10/31/2001		363,000	No	No		
COPITHORNE WAYN		25028-47		11/30/1994		180,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	336	PATRIOT
1/15/2002	MLS	MM	Mary M
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
10/1/1989			

Sign:

VERIFICATION OF VISIT NOT DATA



Prior Id # 1:	58118
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
Last Rev Date:	12/10/20
Last Rev Time:	21:59:40
Civil District:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 6	Colonial			Full Bath: 1	Rating: Average							8	2	FL	11									
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:							(10)												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																			
Frame: 1	- Wood			1/2 Bath:	Rating:																			
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																			
Sec Wall:		%		OthrFix:	Rating:																			
Roof Struct: 1	- Gable			OTHER FEATURES																				
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good																			
Color: WHITE				A Kits:	Rating:																			
View / Desir:				Fpl: 1	Rating: Average																			
GENERAL INFORMATION				WSFlue:	Rating:																			
Grade: C+ - Average (+)				CONDOS INFORMATION																				
Year Blt: 1931	Eff Yr Blt:			Location:																				
Alt LUC:	Alt %:			Total Units:																				
Jurisdct:	Fact: .			Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN												
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26.	%	Exterior:				No Unit	RMS	BRS	FL													
Prim Int Wall: 2	- Plaster			Interior:				1	6	2	M													
Sec Int Wall:				Additions:																				
Partition: T - Typical				Kitchen:																				
Prim Floors: 3	- Hardwood			Baths:																				
Sec Floors:				Plumbing:																				
Bsmnt Flr: 12	- Concrete			Electric:																				
Subfloor:				Heating:																				
Bsmnt Gar: 1				General:																				
Electric: 3	- Typical			CALC SUMMARY				COMPARABLE SALES				SUB AREA												
Insulation: 2	- Typical			Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL											
Int vs Ext:				Size Adj.: 1.35000002									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Heat Fuel: 1	- Oil			Const Adj.: 0.98000199									FFL	First Floor	610	165.380	100,879	UAT	100	FLA	100	A		
Heat Type: 5	- Steam			Adj \$ / SQ: 165.375									BMT	Basement	600	49.610	29,768							
# Heat Sys: 1				Other Features: 69500									SFL	Second Floor	600	165.380	99,225							
% Heated: 100	% AC:			Grade Factor: 1.10									UAT	Upper Attic	150	115.760	17,364							
Solar HW: NO	Central Vac:		NO	NBHD Inf: 1.00000000									OPP	Open Porch	144	27.400	3,945							
% Com Wall	% Sprinkled:			NBHD Mod:									Net Sketched Area: 2,104 Total: 251,181											
MOBILE HOME	Make:			LUC Factor: 1.00									Size Ad	1210	Gross Are	2554	FinArea	1360						
SPEC FEATURES/YARD ITEMS				Adj Total: 352750									PARCEL ID	090.0-0005-0010.0				IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N	Total Yard Items:			Total Special Features:																				
				Total:																				